

St. Johns Crossing Homeowners' Association, Inc.
MINUTES
September 13, 2025

The St. Johns Crossing Homeowners' Association (HOA) meeting was called to order at 1:05pm by the President, Joan Blalock. All members of the Board were present.

Opening prayer by Mr. Frank Aikens.

The President asked the Secretary, Elizabeth Hurst, to introduce the candidates running for Mayor and City Council seats in the City of Fairburn. Candidate James Whitmore is running for Mayor and Audrey Horn, Shanita Nichols and Rian Trotter were present who are running for City Council seats. Fannie Mae Houser was not present but invited who is running for a 2-year unexpired term of Candidate Whitmore for Council.

Each candidate was given three (3) minutes to present their platform concerning their seat; afterwards the homeowners had time to ask questions about each candidate of issues regarding the City. The major concern centered around the high cost of utilities and concert costs to the city.

After the questions and answers session with the candidates, Councilwoman Samantha Hudson gave her overview of issues within the City with council and mayor. She stressed that transparency is a big concern with the mayor and city administrator not releasing documents per open record requests. She also reported that some city council members serving our city are complicit with the mayor and city administrator in not releasing documents per state laws. She reported that she will continue her fight for justice and will not bow down to wrongdoing by the current administration.

After the candidates distributed their handouts and left, the regular meeting of the HOA resumed per the agenda.

All homeowners present introduced themselves with their address, along with the Board of Directors with their titles.

The Minutes of June 4, 2025, was presented for approval. Jonathan Blalock made a Motion to approve the Minutes with a Second by Gwen Darden. The Minutes were approved as presented with no corrections.

The next agenda item presented was the Financial Report by Christine Hill, Treasurer. The Treasurer report reflected the HOA expenses from January 1 through August 1, 2025. Three line items over budget, HOA Signage, office supplies and beautification. Ms. Hill stated that the HOA signage was over budget due to purchasing a graduation sign, office supplies due to purchase of a printer and beautification due to landscaping for front entrance by

Pike Nursery. The security for HOA was not budgeted. Balance on hand \$5,859.81. Financial report will be made a part of the official Minutes for September 13, 2025.

President Blalock discussed the letters that were sent to forty-two (42) homeowners regarding trashcans. Ms. Blalock reported that trashcans out in the open are a violation of our Covenants and have now become a problem within the community. The letter of the trashcan violation to the forty-two homeowners was dated August 13, 2025, with a date of September 15, 2025 to cure the violation. If the violation is not cured, a fine of \$5.00 per day will be assessed until cured. One homeowner was concerned because of medical issues in bringing their trashcan from the back of their residence to the street on trash pickup day. The HOA stated that it cannot change covenants to accommodate homeowners even with medical issues; it was suggested to camouflage the trashcans.

The Secretary, Elizabeth Hurst, reported that new lights will be installed at the front entrance within the next week. A handyman had been selected to purchase and install lights which was approved in the budget for 2025.

President Blalock reported that 2026 HOA assessment payments can now be paid via the website. The HOA fee for 2026 is \$145.00. A service fee by the bank will be assessed to the HOA fee for processing by credit card.

Secretary Hurst reviewed the “draft community directory” prepared for the HOA. Homeowners were advised by letter that the directory with their name, address, email and telephone number would be included. If a homeowner did not want their contact information listed the date of August 22 was given to notify the HOA not to include their information. The directory is ONLY for the use of the homeowners for emergency purposes and will not be posted on website nor distributed to anyone outside of the community.

Member at Large, Lamont Pearson, reviewed the “accomplishments” of the Board of Directors for the past two years. The Board will be installing a new fence at the front entrance in 2026 when the new assessments are collected. One of the major accomplishments is working with the City of Fairburn to repair sidewalks and streets. Winding Crossing Trl has some major potholes and drain culverts have lifted on sidewalks that need some major repair for the safety of our residents. Another important accomplishment is the creation of our “neighborhood watch” It was noted that since its creation, no progress or reports have been made by the Chair Xavier Greene. The Board will continue to monitor its progress and report at a later meeting to the HOA.

A homeowner, Gloria Sheffield, reported her house number on her mailbox is no longer visible to the naked eye. The Secretary brought to the meeting numbers that the homeowners could use to attach to the mailbox itself. The Secretary thanked Frank Aikens for purchasing numbers from Amazon with his personal funds to assist the community with address identification.

It was reported by the President that each member of the Board has been assigned areas to canvass for non-compliance of the Covenants. This was done because no one in community wanted to take on the task of monitoring non-compliance households.

No other business came before the HOA and the meeting was adjourned at 3:00pm with a Motion by Michael McGill and a Second by Jonathan Blalock.

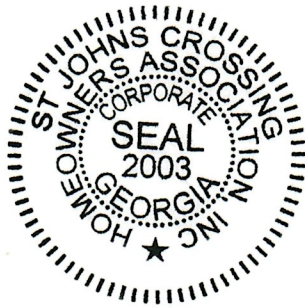
Approved

12/6/2025

Elizabeth C. Hurst
Elizabeth C. Hurst, Secretary

Joan Blalock
Joan Blalock, President

CORPORATE SEAL



Minutes Approved and Made a part of the permanent records of the Association by affixing the Corporate Seal.

BOARD MEMBERS:

Joan Blalock, President
Sylviette McGill, Vice President
Christine J. Hill, Treasurer
Elizabeth C. Hurst, Secretary
Lamont Pearson, Member at Large